

District III Advisory Board Minutes

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**March 1, 2006
7:00 p.m.**

**Wichita WATER Center
101 E. Pawnee**

The District III Advisory Board meeting was held at 7:00 p.m. at the Wichita WATER Center at 101 E Pawnee. The District III City Council member, Jim Skelton and nine (9) District Advisory Board members were in attendance. Eight (8) city staff were present and approximately thirty-two (32) members of the public, most of whom signed in.

Members Present

Dewayne Kitchen
Matt Foley
Teresa Cook
Charlotte Foster
Gerry Myers
Jim Gulick
John Kemp
Judy Dillard
William Ward
Councilman Jim Skelton

Members Absent

Joann Hartig
Jesse Sheffield
Danny Harshbarger-Youth

Staff Present

Scott Knebel
Scott Dunakey
Stephan Banks
Officer Darlene Zerr
Officer Justin White
Officer Lisa Rollins
Vicki Mork
Gary Janzen

Guests

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ORDER OF BUSINESS

Call to Order

Councilman Jim Skelton called the meeting to order at 7:05 p.m.

Approval of Minutes

The minutes from the February 1, 2006 meeting were approved unanimously.

Action: Received and filed.

Public Agenda

1. **Jim Kershen, 4100 Wilma** presented two petitions signed by Hilltop residents to Council Member Skelton requesting a comprehensive sidewalk system and increased lighting. He also expressed concern about the lack of maintenance on the cul de sacs or parking courtyards, they are on private property.

Dave Saxsa, 132 N. Battin and Jordan Carney, 11 Swallow are with Wichita's Promise. They gave a presentation on the activities of Wichita's Promise Youth Council. Many activities are conducted throughout the year. They are planning a big event, Hands On Wichita for April 22. The goal is to provide maintenance and clean up several schools and Wichita parks. They are seeking volunteers to help or just stop by.

Foster recommended involvement in the Gang Coalition. **Kemp** commended the kids for their involvement in the community.

Recommended Action: Provide comments/take appropriate action.

Staff Presentations

2. Community Police Report

Officer Darlene Zerr, Beat 35 there have been numerous robberies in southeast Wichita. These have been mostly Asian markets or restaurants. The suspects are two black males. WPD has been running special enforcement efforts. She reported that five guns have been taken out of Planeview. Four were taken from felons. These incidents are a result of Planeview citizens being willing to get involved. **Justin White** introduced himself as the new Community Policing Officer of Beat 32.

Officer Lisa Rollins, Beat 25 covers the areas of Kellogg to Pawnee from Washington to I-135. She reported there have been some residential burglaries. She is working on eradication of gang graffiti at 1400 Laura. Community Policing Officers are now Warrant officers also her beat has 25 pages of warrants. **Foley** asked when did the warrant change occur? **Rollins** replied last two to three weeks. Not sure if these are permanent responses.

Gene Fuhr, 2626 Larkin asked for an update on the wheel chair beggar but **Rollins** was not aware of this person.

Recommended action: Receive and File

3. Public Works

Gary Janzen, Chief Design Engineer for City of Wichita and Mike Lindeback, design consultant with Cook Flat presented information concerning bridge replacement over Gypsum Creek east of Joyland on Hillside. Many good reasons for replacement, it's obsolete for pedestrian traffic, structurally deficient and has bad erosion around the bridge. These issues will all be addressed with the new bridge. The banks will be stabilized with rock baskets.

The project will be bid out later this year with construction to start 30-60 days after that. If all goes as planned this will be a 5-6 month project. The bridge will be completely closed during construction. Hope to be done by next Spring.

DAB members expressed concern about the effect of Hillside street closure on the new owners of Joyland and delayed response times for Police and Fire Department to the K-15 neighborhood. **Janzen** responded saying there was no way and no funding to build the bridge half at a time. Not feasible to rehabilitate the bridge. Public Works department informs safety responders of construction projects and emergency vehicles plan routes around construction. Federal money is available for three fourths of cost of bridge.

Kitchen clarified that both sides of the bridge will contain 6 foot wide pedestrian walkways. **Janzen** explained the bike path to be directed along the west side of the bridge and will cross Hillside. There is a possibility that at some time an arterial sidewalk may be installed on east side of Hillside. **Lindebak** explained the detour would be routed south on Oliver to 31st Street South.

Jody Bennett, 1709 E. 48th Street South asked if the bridge project would tie into flood control projects planned for Gypsum and Dry Creeks. **Janzen** said a different engineer is working on the flooding issue and he has consulted with Joyland owners. The best case scenario flood control and bridge construction projects may coincide.

Carson Cross, 2817 S. Hillside owner of body shop south of bridge said he thought the bridge should be repaired. He ascertained a pile driver would be used during construction and expressed concern that it may affect his body shop and the care home located across the street from him. He asked if he could post a detour for his business. **Janzen** said he doesn't anticipate the pile driver to affect surrounding structures. He explained the deck of the bridge has hollow tubes in it and Kansas Department of Transportation has not been able to repair this type of design. Life cycle cost analysis revealed a bridge repair would last 20 years but bridge would last 60-70 years if rebuilt. Annual cost for the life of new bridge would run \$40,000-\$50,000 per year while bridge repair would cost \$90,000 per year.

Elena Ingle, 3608 Meadow Lane asked if Oliver bridge will be done before this one is closed?

Councilman Skelton requested clarification on bridge construction timeline. **Janzen** said the best guess request bids in October and if next Winter is similar to this one they could be done in March. If there is more harsh winter then bridge would be completed by April or May. **Pat Pickard, 2928 Dunham** said she was concerned about effect of street closure on businesses south of the bridge along Hillside. She is also concerned about additional traffic through neighborhood.

Recommended Action: Dillard (Gulick) recognizing there is no good time to disrupt traffic on Hillside made motion to approve project. Motion passed unanimously.

4. MAPD

Scott Knebel presented a draft of the South Central Neighborhood Plan. He provided a brief history of the current plan, explained the efforts utilized to bring it to the present stage through the efforts of two neighborhood associations. The plan is a blueprint for a twenty five year plan.

Foley said it was a great plan and the survey information contains requests of area citizens for lighting improvements and river clean up. He also called for more funding of Environmental Services neighborhood inspectors. He recommends adoption of the plan.

Foster asked about the source of money for all of these improvements. **Knebel** said future policy decisions by the Wichita City Council could support these strategies, the actions of the neighborhood associations will be important to the plan realization.

Recommended Action: Kitchen (Foley) moved to adoption of plan. Motion passed.

Discussion continued after motion **Myers** said property owners should step up to the plate and maintain their own properties not expect the City of Wichita to fund all improvements. **Knebel** clarified this was no plan for City of Wichita to do everything. **Councilman Skelton** commented on the very evident neighborhood unity, which resulted in great momentum; he also commended MAPD for their efforts. **Andy Solter, 412 S. Main** thanked Councilman Skelton for his involvement.

5. MAPD

Scott Dunakey explained the reasons for the request to amend CUP to allow another cellular tower were: 1) no other towers available in area; 2) current tower maxed out; 3) economically unfeasible to tear down current tower and build a new one for everything.

Staff recommends approval of second tower on current site rather than finding another location. **Dillard** said the increasing number of cellular providers made her concerned about future requests of this type. **Ward** spoke in favor of the tower saying his neighborhood association, Meadowlark, had no opposition to the tower. **Kemp** said he has no objection to the second tower but feels the south side of Wichita is being dumped on. **Dunakey** says cellular towers go where people want cellular service.

Curtis Holland, Kansas City representative for Cingular Wireless explained he was very experienced with cellular systems and said this tower served customers located in south Wichita. This tower coverage affected by many factors but he estimates it covers a three mile radius.

Jody Bennett asked who pays to dismantle these towers when they are obsolete? **Holland** explained the carriers are responsible. **Elena Ingle** asked if this tower affected the areas new employer, the United States Postal Service but **Holland** said not at all. The Federal Communication Commission strictly regulates the airwaves with big fines for deviations from the proper bandwidth. Also the US Postal Service was informed of the request for the second tower by Metropolitan Area Planning Department.

Recommended Action: Ward (Gulick) made a motion to approve the plan amendment subject to staff conditions. Motion passed by vote 8:1.

6. **MAPD**

Scott Dunakey, presented proposed regulatory changes to allow farmer's markets in "LC" Limited Commercial zoning districts for more than two days per month. There is interest among City Council members to define, guide and/or promote the direction or regulation of farmer's markets. Currently farmer's markets are not specifically defined and/or regulated by either the Wichita-Sedgwick County Unified Zoning Code or by City of Wichita "miscellaneous sale" or "transient merchant" licensing ordinances.

Proposed UZC amendments define "Outdoor Farmers Market," establish minimum conditions for operation and place primary responsibility for market management on a designated "market operator". Planning is requesting public feed back.

DAB member concerns included: potential effect of changes upon individual sellers at the Sedgwick County Extension market individual sellers; what method would be used to determine and enforce produce sold is homegrown produce; is this regulatory process attempt complaint driven; potential fees too high; perceived lack of Environmental Services staff to enforce new regulations; loss of out of state peaches sold at the downtown farmers market; and finally low profit margins in home grown produce unable to pay bigger fees to the markets.

Comments from the audience, **DJ Burke, 151 N. Rock Island** operator of downtown Farmers Market and a supporter of these markets in general feels current proposed regulations are overkill and \$25 should be the highest limit for fees. Licensure is unnecessary, she encourages the return this to City staff to develop something more supportive to the markets.

Pat Chandliss, 1211 W. 31st Street North feels the proposed regulations are prohibitive, not reflective of what she suggested during the workshop session. The Kansas Grown Market has no restrictions and operates just fine, additional regulations are unnecessary and these are too harsh. She urges immediate revision as time is of the essence. She also said the proposed regulatory fees were too expensive as market managers already have many expenses and growing and selling produce is not a huge money making endeavor.

Recommended Action: Review and provide comment of proposed Farmers Market regulations.

7. **Next Meeting**

The next regularly scheduled meeting for District Advisory Board III will be April 5, 2006 at the Water Center 101 E. Pawnee at 7:00 p.m.

Adjourned

No Action Required

Respectfully Submitted,
Vicki Mork, Neighborhood Assistant

Visitors

Jody Bennett	1709 E. 48 th Street South	67216
Ken & Helen Parli	2730 Laura	67216
Gene & Phyllis Fuhr	2626 Larkin	67216
Claudia Lee	2826 Greenwood	67216
Lynda Novotny	1209 Jump	67216
Donna Thorton	2714 Southfork	67216
Bill & Goldie Barnes	2707 S. Hillside	67216
Larry & Kathy Manny	1116 Alturas	67216
Curtis Holland	6201 College Blvd., Ste 500	Overland Park, KS
Martha Linn	4652 Hemlock Ct.	67216
Anthony Suber	3218 W. Central	67203
Magnum Johnson	5014 Tierra	67216
Walter Pennington	1212 N. Minnesota	67214
LaRonda Brown	1817 N. Minneapolis	67214
Elena Ingle	3608 Meadow Ln	67218
Jim Kerschen	4100 Wilma	67218
Burma Hanschu	4218 E. Boston	67218
Louis Copp	4218 E. Boston	67218
Andy Solter	412 S. Main	67202
Dave Saksa	132 N. Battin	67208
Jordan Carney	11 Swallow	67230
Tom & Betty Strickland	1302 Galena	67216
Annette Shoenthaler	1314 Galena	67216
Mike Lindebak	8781 W. Northridge Ct.	67205